Karen Johnson Davidson County
Batch# 1411125 DEEDQC
04/24/2026 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260424-0034991

This Instrument Prepared by and Returned To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The DLSM Family Trust Dated May 8, 2017 6412 Bresslyn Road Nashville, TN 37205	SAME	071-12-0-299.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) **Dollars,** cash in hand paid I, **Ronald Allan Schroeder, Jr, married, and Stephanie Marie McElvy, married,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **The DLSM Family Trust Dated May 8, 2017,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. B on the Plan of Resubdivision of Lot No. 2 Trinity Heights Addition of record in Plat Book 4595, Page 196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Allan Schroeder, Jr, married, and Stephanie Marie McElvy, married, by Warranty Deed from G and M Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20210901-0118162 Register's Office for Davidson County, Tennessee, dated September 1, 2021.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This deed was prepared based on information provided by the parties and without benefit of a title search.

This improved property is known as 1504 Lischey Ave, Nashville, TN 37207.

Witness my hand this 24th day of April, 2026.

RONALD ALLAN SCHROEDER, JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

REBECCA STONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Personally **appeared** before me, the **undersigned,** a Notary Public in and for said County and State, **Ronald Allan Schroeder, Jr** with whom I am personally acquainted, and who acknowledged that he **executed** the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2026.

Commission expires:

Notary Public

Witness my hand this 17th day of April, 2026.

STEPHANIE **MARIE** MCELVY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Marie McElvy** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/12/2026

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

McShane
Affiant

Subscribed and sworn to before me, this the 24th day of April, 2026.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Certificate of Authenticity

I, Joseph White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/24/26.

Date

Affiant Signature

4/24/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2026.

Notary's Signature

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

My Commission Expires: 11/2/2026
Date

Notary's Seal (if on paper)